

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



Wed 4a

Filed: 9/14/06
49th Day: 11/2/2005
180th Day: 3/13/2006
Staff: Laurinda Owens-SD
Staff Report: 9/18/06
Hearing Date: 10/11-13/2006

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-05-093

Applicant: Sprint Nextel

Agent: Stephanie Whitlock

Description: Installation of a 10 ft. high, 160 sq.ft. equipment shelter within a 29'8' x 20' fenced lease area, utilities and a 6 ft. high chain link fence to surround the proposed equipment.

Site: 2144 B Street
Camp Pendleton, San Diego County.

Substantive File Documents: Certified San Diego County Local Coastal Program (LCP); Coastal Development Permit Nos., 6-97-160, 6-98-74, 6-00-57, 6-00-58, 6-00-60, 6-04-139, 6-05-79.

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Co-Location of Future Antennae. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall agree in writing to cooperate with other communication companies in co-locating additional antennae and/or equipment on the project site in the future, providing such shared use does not impair the operation of the approved facility. Upon the Commission's request, the permittee shall provide an independently prepared technical analysis to substantiate the existence of any practical technical prohibitions against the operation of a co-use facility.

2. Future Redesign. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall agree in writing that where future technological advances would allow for reduced visual impacts resulting from the proposed antennas and associated equipment, the applicant agrees to make those modifications which would reduce the visual impact of the proposed facility. In addition, if in the future the antennas and associated equipment are no longer needed, the applicant agrees to be responsible for removal of them. Before performing any work in response to the requirements of this condition, the applicant shall contact the Executive Director of the California Coastal Commission to determine if an amendment to this coastal development permit is necessary.

3. Final Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final plans for the proposed monopole facility that has been approved by the Camp Pendleton Marine Base and are in substantial conformance with the site plan prepared by Booth and Suarez Architecture, Commission date stamped received 8/18/05 submitted with this application. In addition, said plans shall indicate that the proposed monopole shall be painted of an earth tone color (no bright colors or white paint shall be used).

The permittee shall undertake development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. Proposed is the co-location of Sprint Nextel with an existing T-Mobile cellular antenna compound. Sprint Nextel proposes to place a 10 ft. high, 160 sq.ft. (10' x 16') equipment shelter on a poured-in-place concrete pad within a 29'8' x 20' fenced lease area. Also proposed are utilities and a 6 ft. high

chain link fence to surround the equipment. Three sectors of panel antennas are also proposed to be mounted (co-located) 34 feet high on an existing 52'6" monopole that was recently installed by T-Mobile pursuant to CDP No. 6-06-80 approved on 3/7/06. However, since the antennas would be mounted to an existing structure, they are exempt from coastal development permit requirements.

The proposed project site is located on "B" Street in a vacant area known as "Camp Del Mar" on Camp Pendleton, near the Del Mar boat basin and marina known as Del Mar Marina, west of Interstate-5 (I-5) at the southwest corner of the base. The site is accessed by existing paved roads that connect to the South Gate access to Camp Pendleton. Although the existing monopole is slightly visible from the ocean to the west, due to the terrain and other existing structures in the area, the site is only visible for a brief moment while traveling southbound on I-5, which is east of the project site and not at all traveling on northbound I-5. The proposed equipment shelter and fence will be located in and around other similar structures, and will not be visible as they will be located at ground elevation. As such, the proposed project will not result in any adverse visual impacts, consistent with Section 30251 of the Coastal Act.

The subject site is located on the Camp Pendleton Marine Base, a federally owned and operated military facility used by the United States Marine Corps and located in an unincorporated area of the County of San Diego which is not subject to local permit review by the County. Because there is no certified LCP for this area, the standard of review for this development is Chapter 3 policies of the Coastal Act.

B. Community Character /Visual Quality. As indicated, the project will not adversely affect visual resources. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

C. Public Access/Parking. The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. Thus, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

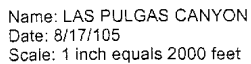
D. Local Coastal Planning. The subject site is located on the Camp Pendleton Marine Base, a federally owned and operated military facility used by the United States Marine Corps and located in an unincorporated area of the County of San Diego which is not subject to local permit review by the County. In addition, although the project is subject to the Commission's Federal Consistency Review Process, the Commission's act of granting a coastal development permit to the applicant functions under the California Coastal Management Program as the equivalent of a concurrence under the Coastal Zone Management Act. Because there is no certified LCP for this area, the standard of review for this development is Chapter 3 policies of the Coastal Act. Based on the above discussion, the Commission finds that the proposed development, as conditioned, is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts to coastal resources are anticipated. Thus, it will not prejudice the ability of the

local government to prepare an LCP in conformity with the provisions of Chapter 3 of the Coastal Act.

E. California Environmental Quality Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available which available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.



ANTENNA CONFIGURATIONS	
IDEN ANTENNAS	AZIMUTH
SECTOR '1'	60°
SECTOR '2'	150°
SECTOR '3'	320°

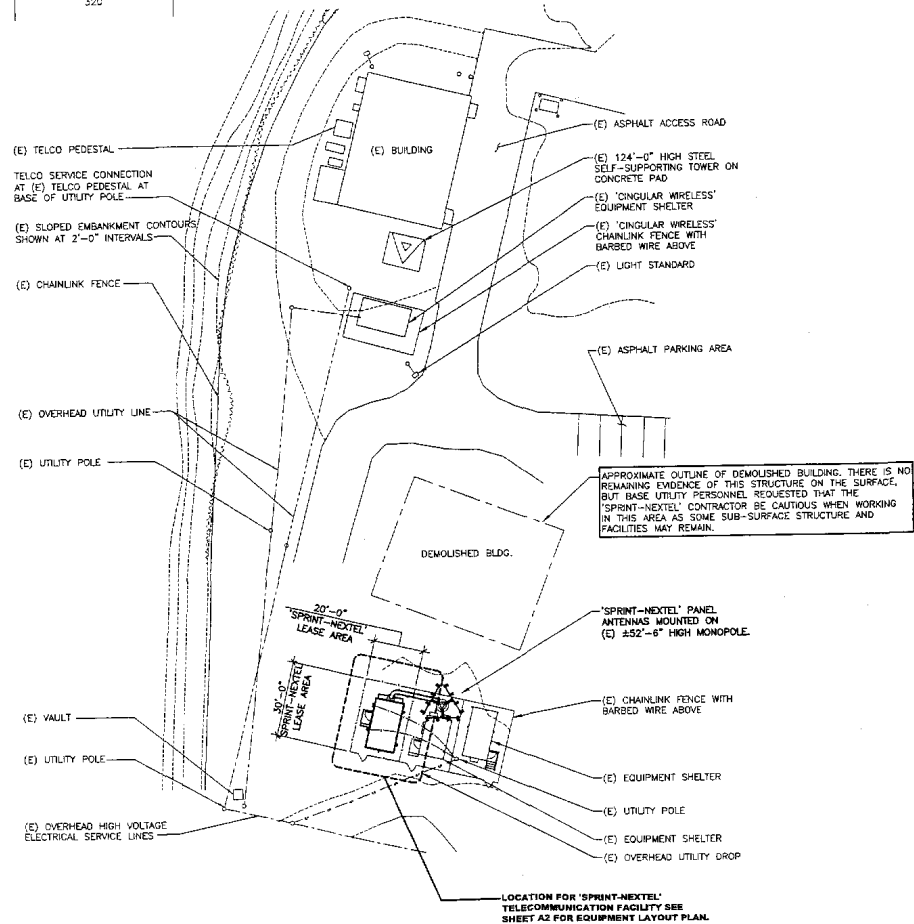


EXHIBIT NO. 2
APPLICATION NO.
6-05-093
Site Plan
California Coastal Commission

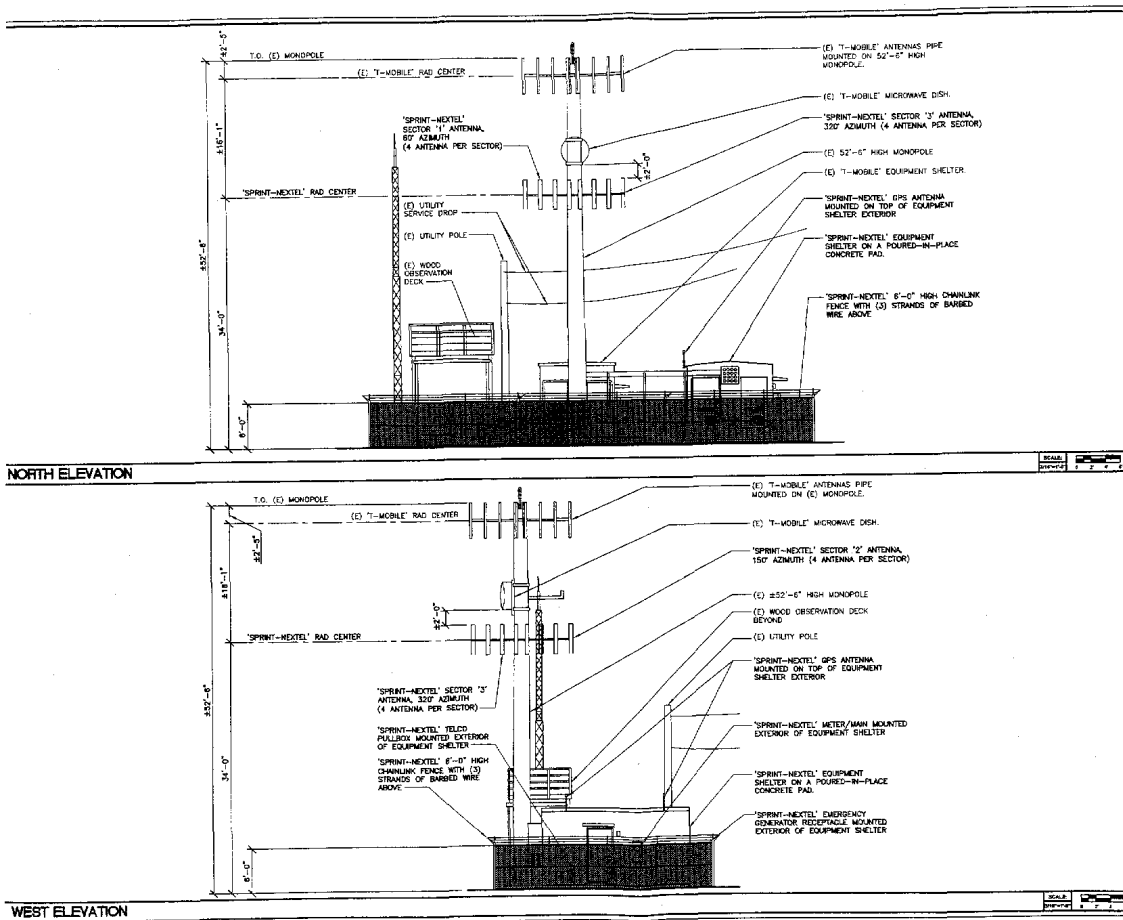


EXHIBIT NO. 3
APPLICATION NO.
6-05-093
North/West
Elevations

